

**INC. VILLAGE OF CEDARHURST
LEGAL NOTICE**

PLEASE TAKE NOTICE THAT the Board of Zoning Appeals of the Village of Cedarhurst will hold a public hearing on Thursday, June 27, 2013 at 8:00 PM in the Village Hall, 200 Cedarhurst Avenue, Cedarhurst, NY for the following:

Petition of Ohel/Bais Ezra
Premises: 545 Arlington Road.
Cedarhurst, NY 11516
Sec. 39, Block 320, Lot 423

Variance from:

1. 265-38C. Building area.

The total building area, including all accessory buildings, shall not exceed 30% of the lot area.

2. 265-40A. Front yards.

A front yard of 25 feet shall be required.

3. 265-36B. Height

No building within the AE Flood Zone shall be raised and no building or any part thereof shall be erected or altered in a Residential R-1 District which is higher than two-and-one-half stories above the curb level of the street. In no event shall the top of the ridge be more than 33 feet above the level of the curb.

4. 265-8. Garages required.

No person, firm or corporation shall hereafter construct or erect within the Village of Cedarhurst any one- or two-family dwelling unless the same shall include a one- or two-car garage for a one-family house or a two-car garage for a two-family house in such district or districts in which two-family houses are permitted.

PLEASE TAKE FURTHER NOTICE that all interested persons will have an opportunity to be heard at said hearing.

Dated: June 14, 2013
Cedarhurst, NY

Andrew J. Parise
Mayor

Salvatore Evola
Village Clerk-Treasurer

By Order of the Board
Of Zoning Appeals
John Novello, Chairman

